



PLANNING COMMISSION

AGENDA REPORT

VI.3

MEETING DATE: MARCH 24, 2008

ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-07-31 AND TRACT MAP T-17248 FOR A 7-UNIT RESIDENTIAL COMMON-INTEREST DEVELOPMENT AT 616 CENTER ST. AND 613 PLUMER ST.

DATE: MARCH 11, 2008

**FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, AICP, PRINCIPAL PLANNER
(714) 754-5278**

DESCRIPTION

This item was continued from the Planning Commission meeting of January 28, 2008. The proposed project consists of the following:

1. **Master Plan PA-07-31** for "Coastal Heights," a 7-unit, 3-story multifamily attached, common interest residential development project in the Mesa West Residential Ownership Urban Plan area. The Master Plan includes the following:
 - (a) 25 percent density bonus, or two additional units, as allowed per the Urban Plan (5 units allowed, 7 units proposed).
 - (b) Deviation from residential development standards:
 - Minimum lot size (one acre required; 0.35 acre proposed)
 - Parking requirements (23 spaces required, 20 spaces proposed)
 - Left side setback (5 foot setback required, 0 foot setback proposed)
 - Right side setback (5 foot setback required, 4 foot setback proposed)
 - Maximum size of residential loft area
 - (c) Deviation from residential design guidelines: 2nd/3rd story average side setback (10 foot average required, 7-9 feet proposed)
2. **Tentative Tract Map T-17248** to subdivide the property for condominium purposes.

APPLICANT

Justin McMillen is the authorized agent for property owners Andre Ferreira/Sam Ranca.

RECOMMENDATION

Adopt resolution for approval of Planning Application PA-07-31 and Tentative Tract Map T-17248, which includes the Master Plan and deviations from specified development standards.

Claire L. Flynn

CLAIRE L. FLYNN, AICP
Principal Planner

Kimberly Brandt

KIMBERLY BRANDT, AICP
Assistant Dev. Svs. Director

PLANNING APPLICATION SUMMARY

Location: 616 Center St. / 613 Plumer St. APN: 424-212-20 424-212-27 Application: PA-07-31 / T-17248
 Request: Master Plan application to construct a three-story, 7-unit attached residential common interest development in the Mesa West Residential Ownership Urban Plan area; Deviations from development standards shown below by **.

SUBJECT PROPERTY:

Zone: R2-HD / Residential Ownership Overlay
 General Plan: High Density Residential
 Lot Dimensions: 57' x 270' (approx.)
 Lot Area: 15,201 sq.ft.
 Existing Development: Existing single-family house and 2-unit complex to be demolished

SURROUNDING PROPERTY:

North: Plumer St. / Multi-Family Residential
 South: Center St. / Multi-Family Residential
 East: 10-unit apartment complex
 West: Single family residence / 2-unit complex

DEVELOPMENT STANDARD COMPARISON

Development Standard	R2-HD Zone/Com. Interest Developmt	Overlay Zone	Proposed/Provided
Density:			
General Plan	About 15 units per acre Max. 5 Units 1 du: 3,000 sf	20 units per acre Max. 7 Units 1 du: 2,178 sf	20 units per acre Max. 7 Units 1 du: 2,172 sf ¹
Lot Size:			
Entire Development	Min. 12,000 sf	1 Acre/43,560 sf	0.35 acre/15,201 sf ²
Building Coverage:			
Building (including staircase)			55.8% (8,359 sf)
Paving – driveway/parking			4.2% (762 sf)
Total	Max. 60% of development lot (9,121 sf)	●	60%** (9,121 sf)
Open Space:			
Entire Development	Min. 40% (6,080 sf)	●	40% (6,080 sf)
Common Open Space	No minimum size required	●	Approx. 762 sf
Individual Unit – private patio	Min. 10 ft. X 10 ft.	●	Min. 10 ft. X 10 ft.
Rear yard coverage	Max. 25%	●	NA
Building Height	Max. 2 stories/27 ft.	Max. 3 stories/ 45 ft.	Max. 3 stories/ 39 ft.
Bulk/Massing: [design guideline]*			
Ratio of 2nd to 1st floor	Max. 80% of first floor	●	> 100% of first floor ³
Ratio of 3rd to 1 st floor	N/A	●	> 100% of first floor ⁴
Building Separation	Min. 10 ft.	●	NA
Setbacks (from ultimate property line) – Development Lot:			
Front	Min. 20 ft.	●	Min. 20 ft.
Side (left/right) – 1st story	Min. 5 ft./5 ft.	●	0 ft./4 ft. ⁵
Side (left/right) – 2nd story*	Min. 10 ft. avg./10 ft. avg.*	●	7 ft./9 ft. ⁶
Side (left/right) – 3rd story	N/A	●	7 ft./9 ft.
Rear	10 ft. for 1st story 20 ft. for 2nd story	●	NA
Parking:			
Covered	7	●	7
Open	12	●	13
Guest	4	●	(open/unassigned)
TOTAL	23	●	20 ⁷
Backup Distance for angled parking	21 ft.	●	21 ft.
Parkway Landscape	10 ft. combined width/ 3 ft. min. on one side/ 5 ft. min. on other	●	10 ft. combined width/ 3 ft. min. on one side/ 5 ft. min. on other
Driveway Width	16 ft.	NA	16 ft.
Maximum size of Residential Loft	No greater than 30% of room in which it is located	●	Greater than 50% of room in which it is located ⁸

NOTE: This table only depicts the development standards/design guidelines in the R2-HD zone and Overlay Zone which are applicable to this Mesa West Residential Urban Plan project. The Overlay Zone development standards supersede those in the base R2-HD zone.

● = No requirement specified other than compliance with base zoning standards. * Residential Design Guideline

¹ 25 percent density bonus requested (5 units allowed, 7 units proposed in overlay zone); ² Deviation from min. lot size requirement; ^{3/4/6} Residential Design Guidelines; ⁵ Deviation from side setbacks. ⁷ Deviation from parking requirements. ⁸ Deviation from residential loft size requirements.

CEQA Status	Categorical Exemption, Class 32, Infill Development
Final Application	Planning Commission

BACKGROUND

On January 28, 2008, the Planning Commission considered the proposed 7-unit development in the Mesa West Bluffs Urban Plan area. The Planning Commission encouraged the applicant to address the following concerns with the proposed project:

- Modify the project to reduce bulk/scale/massing of the building to be congruous with the surrounding neighborhood.
- Increase side setbacks of the building to enhance sense of space with abutting neighbors to the right and left.
- Address stormwater runoff / drainage concerns.
- *Consider reduction in density by eliminating one unit.**
- *Minimize or eliminate requested deviation in parking requirements.**

The following analysis illustrates that the applicant has addressed all of these comments, with the exception of those identified by asterisk. (Attachment 2, Meeting Minutes).

ANALYSIS

Project Location

The project site consists of two parcels (.35 acre total) located at 613 Plumer and 616 Center Street. The neighborhood is characterized by multi-family and single-family residential uses. Each property has a single-family, single-story structure (two units total). A 10-unit apartment complex abuts the property to the east. Single and multi-family uses abut the property to the west. The property is located in the R2-HD zone and Mesa West Residential Ownership Urban Plan area.

Summary of Revisions to Planning Application PA-07-31

Following is a summary table highlighting the changes to the project based on the Commissions' comments from the January 28th meeting. The requested deviations from the City's residential development standards or design guidelines are also indicated for these revised components of the project.

Development Standard/Design Guideline	Original Project	Revised Project	Deviation
Building Height	45 feet	39 feet	None
Lot coverage	95%	60%	None
Open Space	5%	40%	None
Front Setback	4 feet	20 feet	None
Parking	21 spaces	20 spaces	23 spaces required.
Left (westside) setback	0 feet	0 feet	5' setback required.
Right (eastside) setback	1 foot	4 feet	5' setback required.
2 nd Floor side setbacks	1-3 feet	7-12 feet	10' setback required.

(Site Plan/Floor Plans/Elevations, Attachment 3).

The applicant has addressed some of the Planning Commission's comments. The revisions to the project had the following positive outcomes:

- *Building height reduced.* The building height was reduced from a proposed height of 45 feet to 39 feet. The parking garage will be partially subterranean and will be lowered by 4 feet below grade.
- *Lot coverage/Open space deviations eliminated.* The revised project complies with these development standards and no deviations are requested. Open space areas have increased from 5 percent to 40 percent by removing the raised concrete platforms that originally flanked both sides of the building. Also, the overall building footprint was decreased. Compliance with the City's open space requirement and a proposed on-site water retention system from the green deck will address the stormwater runoff issues
- *Building setbacks enhanced.* The revised project eliminated a deviation from the front setback requirement. While deviations still remain for the side setbacks, the revised project features enhanced setbacks from 1-3 feet (originally proposed) to 7-12 feet as revised.

Visual simulations are provided that better illustrate the bulk/scale/massing of the structure in the neighborhood context (Attachment 3).

Requested Deviations

Please refer to the Planning Commission report of January 28 for the staff justifications for the approval of requested deviations and also discussion of the subdivision map.

While the revised project does eliminate a few deviations, the project density and parking deficiency still remain. Following is a summary of the requested deviations from development standards:

- *Deviations from side setback requirements.* Deviations from the following setbacks are requested for the building: 1st floor side setbacks (5 feet required, 0-4 feet proposed) and 2nd/3rd floor side setbacks (10 foot average required, 7-9 foot proposed).
- *Deviation from parking requirements.* Deviations from parking requirements are as follows: 23 parking spaces required, 20 spaces proposed. The applicant had originally proposed 21 parking spaces. However, revisions of the project lead to the elimination of a parallel parking stall. Therefore, the revised project involves a parking deviation of three spaces.
- *Deviation from maximum size of residential loft areas.* The proposed project includes a mezzanine loft above the third floor master bedroom. Code requires

that lofts area be no greater than one third of the room in which it is located. The proposed mezzanine lofts are greater than one half of the master bedroom in which they are located.

Justification for support

Staff support of this project is largely based on two factors:

- Based on an interpretation of Council direction, staff applied flexible development standards for urban plan projects, but will need guidance from the Planning Commission as to the extent of flexibility that would be appropriate. At the urban plan screening meeting, City Council gave mixed reviews on the proposed project. However, staff is interpreting Council's direction to apply "out-of-the-box" thinking to the largest extent possible for these urban plan projects. Planning Commission will be determining whether this flexibility should be more limited in its consideration of the project.
- Green building design is a prominent feature of this project. The Coastal Heights project is designed to be a "green" project which features a green rooftop terrace, solar panels system, and a recycled/reclaimed water system for conservation purposes. The rooftop terrace has extensive, drought tolerant landscaping (i.e. agave plants, horsetail reed bamboo, succulents) that will minimize the stormwater runoff from the project site and, the greendeck will serve as a natural insulator to promote energy conservation. Solar panels will wrap around the perimeter of the building and serve as an electrical resource for the residential lofts. It is anticipated that the solar panels may provide up to 50 percent of the electricity demands for the project. If all of the green technology is implemented, this project will represent the most prominent green building constructed in the City to date, preceded only by The CAMP.

New conditions of approval

At the time of publication of this report, the parking layout was not finalized. The Transportation Division has added the following condition of approval to ensure the parking configuration complies with City standards:

"Applicant shall revise the parking design and configuration of the parking garage as follows: (1) revise to show a one-way drive aisle only (ingress from Center Street and egress to Plumer Street); (2) reconfigure the nine parking stalls along the Plumer Street (northern) portion of the parking garage to be located from the westerly wall to the easterly wall and align to accommodate one way vehicle flow from Center Street; (3) realign the proposed driveway on Plumer Street to be along the northwest corner of the property. The parking plan shall be approved prior to submission of building plans for plancheck."

It should be noted that the project revisions did not involve any modification or deletion of the conditions of approval.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

ALTERNATIVES CONSIDERED

The Planning Commission has the following alternatives:

1. Approve Master Plan/Tentative Tract Map, with any modifications to the proposed project. Planning Commission may apply conditions of approval to require any modifications to the project.
2. Deny Master Plan/Tract Map. While the overall building height has been reduced and side setbacks are increased, the Planning Commission may consider the overall project to be incompatible with the character of the neighborhood. A similar proposal could not be considered by the Planning Commission until six months after this action is taken.

CONCLUSION

At the urban plan screening meeting, City Council's review was mixed: they gave positive feedback on the green building design but did express concerns about the density and massing of the project. Staff's support is largely based on Council's direction to apply "out-of-the-box" thinking to the largest extent possible for these urban plan projects. However, the Planning Commission will determine whether this flexibility should be more limited.

If Planning Commission has concerns with the extent of flexibility applied to any of the requested deviations, or any aspect relating to interpretation of the Urban Plan vision, the Commission may require modifications to the Master Plan or deny the proposed project.

- Attachments:
- 1 Planning Commission Resolutions for approval & denial
 - 2 Meeting Minutes from PC Meeting of 1/28/2008
 - 3 Site Plans/Elevations/Floor Plans
 - 4 Tentative Tract Map

Documents available on City website at www.ci.costa-mesa.ca.us:

- A. Mesa West Residential Ownership Urban Plan

Document provided by separate cover

- A. Marketing Materials of the Original Project

Distribution:

Deputy City Manager- Dev. Svs. Director
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Justin McMillen/Andre Ferreira
616 Center Street
Costa Mesa, CA 92627

Sam Ranca
613 Plumer Street
Costa Mesa, CA 92627

File: 032408PA0731T17248	Date: 031308	Time: 3:30 p.m.
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RESOLUTION NO. PC-08-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING THE FOLLOWING:

(1) PLANNING APPLICATION PA-07-31, INCLUDING MASTER PLAN FOR A 3-STORY, 7-UNIT, RESIDENTIAL COMMON-INTEREST DEVELOPMENT AND SPECIFIED DEVIATIONS FROM DEVELOPMENT STANDARDS; AND (2) TENTATIVE TRACT MAP T-17248, FOR A 0.35 ACRE PROPERTY LOCATED IN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN AT 613 PLUMER ST. AND 616 CENTER ST. IN AN R2-HD ZONE AND MIXED-USE OVERLAY ZONE.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, City Council adopted the Mesa West Residential Ownership Urban Plan in April 2006 which set forth development regulations and flexible development standards for three-story residential common interest developments at a maximum density of 20 dwelling units per acre in a specified mixed-use overlay zone;

WHEREAS, an application was filed by Justin McMillen of InHabitation Design for Planning Application PA-07-31 and Tentative Tract Map T-17248 with respect to the real property located at 613 Plumer Street and 616 Center Street;

WHEREAS, the proposed project involves the following: (1) Master Plan PA-07-31 for "Coastal Heights," a 7-unit, 3-story multi-family attached, common interest residential development project in the Mesa West Residential Ownership Urban Plan area; and (2) Tentative Tract Map T-17248 to subdivide the property for condominium purposes;

WHEREAS, Master Plan PA-07-31 includes the following: (a) 25 percent density bonus, or two additional units, at an approximate density of 20 dwelling units per acre; and (b) Deviations from residential development standards for minimum lot size (one acre required; 0.35 acre proposed), maximum size of residential loft areas, side

setbacks (5 feet required, 0 to 4 feet proposed), and parking requirements (23 spaces required, 20 spaces proposed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 28, 2008 and March 24, 2008 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission **HEREBY APPROVES** Planning Application PA-07-31 and Tentative Tract Map T-17248;

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-07-31/T-17248 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" and any applicable federal, state, and local laws. Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 24TH day of March 2008.

DONN HALL, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 24, 2008 by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. Planning Application PA-07-31/T-17248 is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Residential Ownership Urban Plan. The proposed three-story, seven-unit, condominium development is a new type of urban housing in the area that complies with the important objectives of the Residential Ownership Urban Plan: to promote Westside revitalization through homeownership, encourage owner-occupied housing, and apply flexible development standards to stimulate ownership housing.

The project meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Mesa West Residential Ownership Urban Plan. The proposed 7-unit residential condominium project will meet the central objectives of Urban Plan to revitalize the Westside and create new homeownership opportunities. The proposed 25 percent density bonus allows two additional units to be constructed, for a total of seven units at about 20 dwelling units per acre, as allowed in the General Plan and Urban Plan.

- B. The proposed project complies with Title 13, Section 13-83.52(c), Mixed-Use Overlay District, of the Municipal Code because the Master Plan is found to exhibit excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed project complies with the Urban Plan to provide additional amenities or innovation in exchange for flexible development standards. The project includes adequate resident-serving amenities in the outdoor amphitheater area and the rooftop terrace. Overall the proposed master plan emphasizes green building technology (i.e. energy efficiency and water conservation) and represents a desirable product type in conformance with the City's policy documents.
- C. The proposed project complies with Title 13, Section 13-83.52(d), Mixed-Use Overlay District, of the Municipal Code because:
- a) The strict interpretation and application of the Zoning Code's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Residential Ownership Urban Plan. The proposed master plan does not strictly conform to the following development standards, and therefore, deviations are requested for the following: minimum one-acre lot size, side setbacks, parking requirements, and maximum size of residential loft areas. However, the Urban Plan allows deviations from these requirements because the proposed project better achieves the purposes and intent of the General Plan and Urban Plan. Deviation from development standards would still result in a well-designed housing project that is considered compatible with the neighborhood.

- b) The granting of these deviations results in a common interest development which exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential development.

To compensate for the massing of the building, an extensive green rooftop terrace is proposed (7,166 square feet). The total square footage of open space areas available to the residents exceed the City's minimum requirements of 100 square feet of private open space per dwelling unit.

To compensate for the side setback deviations, a condition of approval requires that landscape screening be provided in the form of bamboo or 12-foot tall trees be planted along the side property line to obstruct the view of the outdoor staircase from the neighboring property. Additionally, the upper floor balconies/decks shall be setback a minimum of 5 feet away from the side property lines, unless a minor modification is approved for minor encroachments. This is to provide adequate distance between the proposed building and the neighboring properties.

To compensate for the parking deviation, the development will provide amenities for a nontraditional buyer, including a minimum of four electric vehicle charging stations be provided in the parking garage. This condition would help target those individuals who are interested in alternative housing and transportation choices.

Given that the size of the lofts would have no bearing on the overall height and massing of the structure, a deviation from the residential loft size requirements is not considered significant.

- c) The granting of these deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. No adverse impacts from implementation of the proposed project are identified.
- d) The long-term vision of the Mesa West Residential Ownership Urban Plan is to encourage marginal residential properties to be redeveloped into ownership housing. The strict application of code requirements for residential development standards would discourage redevelopment of this new type of urban housing and thereby deprive the property owner of special privileges afforded in the Urban Plan area. The requests for specified deviations are considered reasonable and would result in implementation of a residential ownership project supportive of the Urban Plan vision.

D. The proposed project complies with Title 13, Section 13-29(e), of the Municipal

Code because:

- a) The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed high-density residential development will redevelop a marginal residential property. New 6-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent residential properties. The outdoor amphitheater and rooftop greendeck are important amenities which provide useable open spaces for the homeowners.
 - b) Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. The planning application is for a project-specific case and does not establish a precedent for future development in the overlay zone.
 - c) The cumulative effects of Planning Application PA-07-31, including approval of requested deviations, and Tentative Tract Map T-17248 have been considered.
- E. The project meets the purpose and intent of the Mesa West Residential Ownership Plan related to an aesthetic analysis. An aesthetic analysis of the interface and compatibility between adjacent residential uses related to shade/shadow impacts, neighborhood character, and privacy, demonstrated the project's shadow/shadow impacts on surrounding residential uses. Given that shade/shadow effects would still occur with a two-story structure, although the length of shadows would be comparatively shorter, these impacts are not considered significant. Furthermore, since the Urban Plan area has been identified as a revitalization area, this new type of three-story, "urban village" concept is within the height limit allowed, and deemed compatible surrounding residential uses in the overlay zone.
- F. In accordance with State Law, the project has been reviewed for compliance with the California Environmental Quality Act and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development. Thus, the evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on the environment.
- G. The proposed building is an excessive distance from the street necessitating fire apparatus access and provisions of an on-site fire hydrant(s) as required by the Costa Mesa Fire Department. The City's Fire Department has required the installation of an automatic fire sprinkler system pursuant to NFPA 13 requirements within the parking structure and in all seven units.

- H. The future subdivision for condominium purposes and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract. The subdivision map application shall be processed and approved by the City prior to issuance of building permits to ensure compliance with the Subdivision Map Act requirements and provision of ownership dwelling units. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- I. The future discharge of sewage from this future subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code). Given the project site was previously developed with residential uses, the existing sewer facilities are expected to adequately serve the proposed project.
- J. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan and Mesa West Residential Ownership Urban Plan.
- K. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Tract Map T-17248 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan. The applicant has requested deviations from development standards and conditions of approval have been applied to the project to compensate for specified deviations. Additionally, the project proposes a maximum density of 20 dwelling units per acre as allowed by the General Plan and overlay zone.
- L. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- M. The proposed residential use of the subdivision is compatible with the General Plan. The approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.
- N. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections. Payment of a traffic impact fee is required.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The conditions of approval or code provisions of Planning Application PA-07-31/T-17248 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
2. The design and extent of the proposed green building features shall be implemented as part of the proposed project and identified on the building plans submitted for plancheck. Any modification or reduction in these proposed green components (including, but not limited to, rooftop terrace, perimeter solar panel system, intensive/extensive greenscape, and electric vehicle charging stations) shall require prior approval from the Development Services Director. Any major reduction to the green building features could result in the requirement of the applicant to (re)process the modification through the master plan review process, or in the requirement to modify the construction to reflect the approved plans.
3. Prior to submission of building plans for plancheck, developer shall modify the plans to lower the total building height to less than 45 feet, inclusive of the height of the proposed parapet wall.
4. Developer shall increase the setback distance between the stepped concrete walkways and perimeter block wall to be a minimum of three feet or greater, unless a minor modification is approved by the Development Services Director.
5. Developer shall indicate on the building plans submitted for plancheck that there are a minimum of four electric vehicle charging stations in the parking garage. These charging stations shall be fully functional prior to issuance of a final certificate of occupancy for the parking garage.
6. Developer shall submit a lighting plan to the Planning Division for review/approval prior to submission of building plans for plancheck. The lighting plan shall indicate minimal lighting on the rooftop terraces for privacy and security purposes. Light standards shall be a maximum height of 4 feet. The lighting plan shall maximize the use of recessed lighting within the parapet walls or lighted bollards.
7. Developer shall modify the plans to show minimum five foot setbacks along the east and west elevations of the building. Specifically, the second and third-floor balconies/decks shall be set back a minimum of five feet. In addition, upper floor decks/walkways shall also be set back a minimum of five feet from the side property lines. These minimum setbacks shall be provided unless a minor modification is approved by the Development Services Director.
8. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site

plan and on all floor plans in the working drawings.

9. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
10. All residential units shall be "for sale" units. The site shall not be developed for apartments or other non owner-occupied units. Prior to issuance of building plans for plancheck, applicant must submit a subdivision application for processing. The subdivision map must be final and recorded prior to issuance of building permits.
11. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than 1/2-inch stroke and shall contrast sharply with the background.
12. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. No cross lot drainage to adjacent properties shall be allowed.
13. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt and shall contain finished colored concrete as shown on approved driveway paving plan. Specifically, the lowest point (v-point) of the private driveway shall be comprised of colored concrete or other material as deemed acceptable by the Development Services Director to avoid an alley-like appearance. The entry/exit drive of the private street shall be made of stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Development Services Director prior to issuance of building permits.
14. The site plan submitted with initial working drawings shall contain a notation specifying that the project is a "one-lot airspace common interest development" and shall specify the ultimate interior property lines.
15. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code

- requirements have been satisfied.
16. Prior to issuance of certificate of occupancy, the applicant shall construct a minimum 6-foot tall decorative block wall around the perimeter of the project site. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping. A minimum of 6-foot high wood or block privacy walls shall be constructed between the townhouses.
 17. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 18. Enhanced design elements and architectural treatment as shown in the approved color elevation drawings shall be implemented to the satisfaction of the Development Services Director. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through the master plan review process, or in the requirement to modify the construction to reflect the approved plans.
 19. The proposed ironwood parapet along the perimeter of the rooftop terrace shall be a minimum 4-foot tall privacy screen. Applicant shall design the parapet to sustain the force of windshear/windload as required by the 2007 Uniform Building Code.
 20. The landscape plan shall feature 24-inch box trees as described in the City's landscaping standards to the satisfaction of the Development Services Director. The setback areas and the landscaped driveway parkway provided shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain a greater percentage of 24-inch box trees than the minimum Code requirements to the satisfaction of the Development Services Director.
 21. If the project is constructed in phases, the decorative block wall, landscaping within the street setback areas and irrigation shall be installed prior to the release of utilities for the first phase.
 22. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
 23. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
 24. There shall be minimal nighttime lighting, primarily for security purposes, of the common areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
 25. Demolition permits for existing structures shall be obtained and all work

and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.

26. All backflow prevention devices, transformers, and other utility or ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.
27. The project site shall be graded in a manner to eliminate the necessity of retaining walls within the project site to the maximum extent feasible.
28. Prior to submittal of working plans for plan check, applicant shall submit a written determination from the Sanitary District and/or any private trash hauler that trash collection service can be provided to each individual dwelling unit. This letter shall be remitted to the Planning Division prior to issuance of building permits.
29. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
30. Prior to issuance of a certificate of occupancy, the applicant shall provide a letter from a greendeck technology specialist/engineer certifying that the greendeck functionally meets industry standards in terms of water conservation, minimizing stormwater runoff, and low maintenance.
31. Applicant shall submit a buyer's notice to the City for approval prior to issuance of a final certificate of occupancy for the first unit. The buyer's notice shall describe the maintenance required for the green rooftop terrace and the estimated cost of maintenance over 10 years. The buyer's notice shall also indicate that the greenroof terrace must be maintained by the HOA in perpetuity, unless an amendment to the Master Plan is approved by the Planning Commission.
32. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

A. The CC&Rs shall contain provisions requiring that the HOA contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to night-time lighting

and active use of the common recreational area and the rooftop terrace areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.

C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. Specifically, the green rooftop terrace shall be maintained as a viable and functional green deck to minimize stormwater runoff and as a landscaped area for recreational purposes. The CC&Rs shall also contain the buyer's notice (described in Condition No. 31) as an exhibit.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

- 33. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
- 34. Final tract map shall be approved and recorded prior to issuance of building permits.
- Trans. 35. Applicant shall close unused drive approach(es) with curb and gutter.
- 36. Developer shall widen entry aisle to align with far side of drive aisle to allow for adequate turning clearance to the first parking stalls.
- 37. Developer shall indicate on the parking garage plan compliance with the City's parking design standards and ramp/slope standards for all parking spaces, ramps, and drive aisles.
- 38. Developer shall correct site plan to accurately identify public parkway width and street width from the centerline to the property line.
- 39. Developer shall construct residential wide flare type II driveway approaches at locations specified on submitted site plan.
- 40. Developer shall collaborate with the immediate neighbor to the east on Plumer Street to reconstruct the existing shared drive approach on Plumer Street to provide a minimum 10-foot wide drive approach for the neighboring parcel.
- 41. Applicant shall revise the parking design and configuration of the parking garage as follows: (1) revise to show a one-way drive aisle only (ingress from Center Street and egress to Plumer Street); (2) reconfigure the nine parking stalls along the Plumer Street (northern) portion of the parking garage to be located from the westerly wall to the easterly wall and align to accommodate one way vehicle flow from Center Street; (3) realign the proposed driveway on Plumer Street to be along the northwest corner of the property. The parking plan shall be approved prior to submission of building plans for plancheck.
- Eng. 42. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- 43. Applicant shall comply with all of the requirements as set forth in the City

- Engineer's letter attached.
- | | | |
|-------|-----|--|
| Fire | 44. | All residential units shall be installed with fire sprinklers. Applicant shall provide an automatic fire sprinkler system according to NFPA 13R. |
| | 45. | Applicant shall indicate on the construction plans all proposed and existing fire hydrants within 400 feet of the project. |
| | 46. | A fire alarm system shall be required as part of the proposed project and specifications for this system shall be shown on the building plans submitted for plancheck. |
| Bldg. | 47. | Applicant shall submit a soils report, grading and drainage plans, and erosion control plan for this project prior to issuance of grading permits. For the soils report, one boring shall be at least 15'-0" deep. Soils report recommendations shall be blueprinted on the plans. |
| | 48. | Prior to submission of construction plans for plancheck, applicant shall work with Building Division staff to ensure that the greenroof terrace on the 4 th level of the structure (roof level) complies with building code with regard to stairway access and exits. |



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

October 25, 2007

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tract No. 17248
LOCATION: 616 Center and 613 Plumer Street

Dear Commissioners:

Tentative Tract Map No. 17248 as furnished by the Planning Division for review by the Public Services Department, consist of combining two-lots into a single lot residential common-interest development. Tentative Tract Map No. 17248 meets the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11, and section 66491(a) of the Subdivision Map Act.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans consistent with the Vesting Tentative Tract Map at the time of first submittal of the first phase of Final Tract Maps. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
5. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Vehicular and pedestrian access rights to Center and Plumer Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

8. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
9. The Subdivider shall submit a cash deposit of \$710 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
10. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.
11. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur unless the property owners involved are in agreement that cross lot drainage is acceptable.
12. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
13. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
14. Fulfill the requirements of City of Costa Mesa Drainage Ordinance No. 06-19 prior to approval of the Final Map.
15. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
16. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
17. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.

19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
21. The elevations shown on all plans shall be on Orange County benchmark datum.
22. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.
24. Comply with streetscape & median development standards. Remove existing fence and retaining curb and landscape the parkway per City of Costa Mesa's Streetscape and Median Development Standards, Section 3.0 "Public Rights-of-Way and Parkways-General Criteria".

Sincerely,

A handwritten signature in black ink, appearing to read 'EM', is written over the printed name and title.

Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2007/Planning Commission Tract 17248)

RESOLUTION NO. PC-08-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING THE FOLLOWING: (1) PLANNING APPLICATION PA-07-31, INCLUDING MASTER PLAN FOR A 3-STORY, 7-UNIT, RESIDENTIAL COMMON-INTEREST DEVELOPMENT AND SPECIFIED DEVIATIONS FROM DEVELOPMENT STANDARDS; AND (2) TENTATIVE TRACT MAP T-17248, FOR A 0.35 ACRE PROPERTY LOCATED IN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN AT 613 PLUMER ST. AND 616 CENTER ST. IN AN R2-HD ZONE AND MIXED-USE OVERLAY ZONE.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, City Council adopted the Mesa West Residential Ownership Urban Plan in April 2006 which set forth development regulations and flexible development standards for three-story residential common interest developments at a maximum density of 20 dwelling units per acre in a specified mixed-use overlay zone;

WHEREAS, an application was filed by Justin McMillen of InHabitation Design for Planning Application PA-07-31 and Tentative Tract Map T-17248 with respect to the real property located at 613 Plumer Street and 616 Center Street;

WHEREAS, the proposed project involves the following: (1) Master Plan PA-07-31 for "Coastal Heights," a 7-unit, 3-story multi-family attached, common interest residential development project in the Mesa West Residential Ownership Urban Plan area; and (2) Tentative Tract Map T-17248 to subdivide the property for condominium purposes;

WHEREAS, Master Plan PA-07-31 includes the following: (a) 25 percent density bonus, or two additional units, at an approximate density of 20 dwelling units per acre; and (b) Deviations from residential development standards for minimum lot size (one acre required; 0.35 acre proposed), maximum size of residential loft areas, side

setbacks (5 feet required, 0 to 4 feet proposed), and parking requirements (23 spaces required, 20 spaces proposed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 28, 2008 and March 24, 2008 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission **HEREBY DENIES** Planning Application PA-07-31 and Tentative Tract Map T-17248;

PASSED AND ADOPTED this 24TH day of March 2008.

DONN HALL, Chair
Costa Mesa Planning Commission

March 4, 2008

MAR 17 2008

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

Subject: Coastal Heights Lofts Tract No. 17248
Location: 616 Center and 613 Plumer St.

Dear Commissioners:

I reside across the street from this proposed development at 1845 Anaheim Ave. (The Vendome Condominiums). I find the proposal regarding this property to be totally unacceptable. The variance of the set backs will change the look of the area and the lack of parking spaces will add to an already bad parking problem on Center. I think the Commission is foolish to assume that residents are going to ride bike to work and the plug ins for electric cars will probable never be used. It would seem to me that the "Rooftop Garden" will become a venue for loud parties. Since the City allows 14+ residents in the 1250 square foot units in our complex I can only imagine how many residents will be allowed in these proposed Condominiums. I think that the Commission needs to rethink this proposal before acting on it. It does not fit the neighborhood.

Thank you for you consideration:



James D. Akins, Jr.
1845 Anaheim Ave 19A
Costa Mesa, CA 92627

VI.3
PA-07-31
T-17248

B ROSS PFAUTZ
1845 Anaheim Avenue, Ste 10B Costa Mesa, CA, 92627

March 14, 2004

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAR 17 2008

Planning Commission
C/O Claire L Flynn, Principal Planner
77 Fair Dr
Costa Mesa, CA 92628

RE: Master Plan PA-07-31 Coastal Heights – 7 Unit, 3 story multifamily common interest Development

I have been a Costa Mesa resident for over 27 years and live in the Vendome Condominium project across the street from this planned development. Since moving to this City, I have listened to countless descriptions of the “West Side” as the rejected and reviled stepchild of the City of Costa Mesa. Frankly, many of the disparaging remarks about the problems in the West Side are certainly accurate depictions of the troubling aspects that its residents face. Housing densities are one of the key problems. There are far too many run down apartment buildings that house far too many people per dwelling unit as it is. The City’s new “overlay” for the area relies heavily upon the notion that density bonuses will spur redevelopment and revitalization.

The long term residents of the West Side like me see the incredible potential our neighborhood holds. We live only 1.5 miles from the Ocean. With the right judgment and direction from the City, the West side can become an exceptionally desirable area to live, far better than it is today.

I am currently a board member for the Vendome Condo Association. This experience clarifies the rational ignorance that most residents choose to live by when they ignore what is being done on their behalf by people who step into positions of authority. They assume that the people who have taken on the decision making role will exercise some measure of reasonable judgment and these people presuppose that they do not need worry about “huge” mistakes and implicitly accept that they will just have to live with any small ones. All the people on the Planning Commission have assumed such a position of trust. Based upon what I saw and heard at the last Planning Commission meeting, this commission seemed more than willing, some even gleeful, to abandon any measure of reasonable judgment to approve this new project in our neighborhood. I am convinced that the strong objections voiced that evening gave the commissioners pause, but they

would not have exercised any appreciable judgment in absence of those voices. And I also do not believe for a second that any of the commissioners would so readily overlook such gross violations of zoning guidelines as those proposed in any project next to their own homes, nor would they assume that they could get away with letting it happen to any of the people in their neighborhoods. The only discernable logic (or lack thereof) was the implicit assumption that without any contentious cries of objection, they need not be concerned about the residents in the West Side neighborhoods. I was left to believe that we must be the presumptive clueless disenfranchised step children who are in such desperate need of ANY kind of new development that we would be willing to embrace anything new or novel.

The zoning laws and building regulations that have been developed in various cities have changed over time, but virtually all of them contain some core elements that define the guidelines that need to be followed to insure well conceived development that will foster the safety and security that people seek in their homesteads and to insure the functional aspects for traffic circulation and civil engineering to handle sewer and flood issues.

The second page of the handout on this project details one flagrant abuse after another of virtually all the typical suburban residential planning criteria in an incredibly arrogant disregard for the rights and expectations of the citizens to have such matters managed by people exercising due deference and respect for the measures that were put in place to insure a decent community environment in which to live. Site Coverage of 95% instead of 60%; Open space 5% instead of 40%; 45 ft height with three stories, with a top story that is **USABLE SPACE!!** Instead of Bldg Height 2 stories max 27 ft code, 100% bulk massing on BOTH 2ND AND 3RD Stories (s/b limited to 80% second story) when there should not even be a **THIRD** story; building separation on **SEVEN** units – **NONE**, and breaking every set back rule there is. It was truly offensive to listen to the entirely lame justification for rounding the 1.25 result of a 25% density bonus against 5 units to round up 2 units, right, since when!!! It makes it yet more patently ridiculous that typical multifamily units are only 1200 square feet. The two “extra” units in this case were 3700 feet each, adding 7400 sf instead of a mere 1200. It was equally pathetic listening to the commissioners justify giving the bonus to a site with 15,246 square feet of land when the overlay required sites greater than a full acre (43,560 sf). That same pesky rounding convention none of the thinking people in Costa Mesa have ever employed. Listening to this kind of logic does not inspire trust from constituents.

Flood Issues:

The intersections at 19th and Anaheim and at Center and Anaheim have quite literally gone under water a number of times since 1981. The flood issue has been discussed at length by the various Planning Commissions over the years, yet the “planning” from the Planning Commissions seems to have been woefully absent on more than a few counts. During the discussion at the last Planning Commission Meeting, one of the commissioners asked the question of staff about whether this flood issue can ever be corrected by increasing the downline capacity of the storm drains. That answer has remained the same for over 20 years – **NO**. The staff person answering the question made it clear that the only thing the City can and has already done to mitigate the flood problem was to increase the underground storm drain flood vaults; and both intersections

still fill up and flood the same two intersections during hard rains. The huge apartment project between Anaheim Ave and Park Ave on the south side of 19th St was built with a variance allowing three times zoned density at the time with underground parking. This created an enormous impervious soils area that sits between two of the worst flood intersections in the City. This very parking structure has been under water a few times since it was built. That did not stop the City from doubling the impervious soils area impacted by the new community center when it was built years later, again within the same immediate area. I am aware of engineering firms being sued for grievously huge damages for the failure to update flood maps for such obvious impacts in a given area when the engineering firm knew of multiple impacts but failed to incorporate them into their data. The City clearly knows these impacts very well. These facts ought to demand careful attention and heavy scrutiny to the environmental impacts of new high density and high coverage ratio development. The subject property employs a truly innovative green roof design that when properly maintained, likely mitigates runoff better than most existing projects. This design was one of the innovations upon which the commission relied to give the density bonus for this property. The obvious question screams for an answer. Will there be recorded deed restrictions that run with the land in perpetuity that impose an obligation on the owners to maintain this system as designed regardless of the cost to do so. I am doubtful of any such provisions, and virtually certain the Planning Commission has not called for it.

This seemingly great idea comes with a real cost. Sound at this height will easily disseminate throughout the neighborhood. The close proximity of apartments and condos create an environment which consistently generates a measure of suffering from all the offensive sounds that are yet baffled by fences, walls and landscape at ground level. Blaring music, TV sets, loud conversations, people sitting in their patios smoking and drinking, and the all too common shouting of profanities at one another can be troublesome at ground level with many elements that baffle the sound. Setting all this in motion on the roof top of this development will invade the privacy of many more neighbors with the sounds, not to mention the literal crows nest dynamic for intrusive lines of sight into neighbor's private lives. Relying solely on these new owners willingness to be civil and respect the rights of others is patently foolish.

The required open space in a given development provides a basic need of people to be able to spend some time outside and at the same time it forces the inclusion of some buffer zone that literally provides space between neighbors to mitigate potential sources of conflict like noise, sight lines that compromise privacy and other concerns. This project proposed 95% coverage, a number that is patently ridiculous.

For the City to assume that all these impacts are categorically exempt from an environmental impact report and deserve a dismissive negative declaration is just reckless.

This project proposed to replace some three thousand feet of residential space with close to 20,000 sf of living area. I have been told that the plan may be scaled back from Four 1,950 sf units and three 3,700 sf units to three 1,400 sf units and three 2,700 sf units. The scale of this project made it look as though the Queen Mary ship would be dry docked between existing homes. Setbacks were dramatically compromised and the imposing presence of the vertical

mass with windows over neighbor's property creates really bothersome and intrusive sight lines that are sure to create antagonistic exchanges among neighbors.

Traffic Impacts.

We are already at a truly problematic level of service for anyone who has to take 19th Street to get on the 55 Fwy north. The 110,000 sf former Pacific Federal Savings Building has been virtually vacant since its developer went bankrupt, and this already troublesome bottleneck of traffic does not yet carry the daily trips that a full office complex would generate. Yet the City approved mid rise apartments in the parking lot of this project. If and when BOTH the apartments and the office project are occupied, this stretch of road and the signal will most likely go to a failure level of service.

These facts and their obvious impacts at this intersection have apparently been ignored in the City's plan with its Mesa West Residential Ownership Urban Plan area. It ought to be obvious to all the Commissioners that increasing the densities in these neighborhoods will have a dramatic cumulative impact on the traffic on 19th that will drive the service at the 19th and Newport to failure in an area with intense development on both sides of the stretch of street between Harbor and Newport, which is not even long enough for staging the traffic waiting for a light to go north on the 55 Fwy. This is BEFORE the ticking time bomb that the City lit up in its approval of the aforementioned huge increase of trips from 110,000 sf of office and hundreds of apartments that never should have been done with an environmental impact report and traffic study of those uses on the north side.

I have met with Justin McMillen and Andre Ferreira and was markedly impressed with their exceptionally creative approach and attention to detail. The architectural detail and planning elements they have employed were clearly a cut above what I typically see in redevelopment projects. They shared a dramatically scaled down plan that may yet provide a winning solution to the neighborhood. That does not mean that their solution to load up our neighborhood with a dramatic increase in living space in an area woefully short on street parking and civil engineering and traffic issues that the City has not made near enough effort to understand is one I would support. It is not their job to solve all these problems. It is the City's job to make sure these issues are well understood and reconciled in the approval process before such a project is allowed to proceed. The City's Planning Commission is not doing its job and really needs to take immediate corrective measures to redress past problems and to wake up to their obligations to exercise judgment and adhere to the fundamentals of suburban development standards. The residents of the West Side deserve far better efforts from the City.

Sincerely,



B. Ross Pfautz



PLANNING COMMISSION

SUPPLEMENTAL MEMO

VI.3a.

MEETING DATE: MARCH 24, 2008

ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-07-31 AND TRACT MAP T-17248 FOR A 7-UNIT RESIDENTIAL COMMON-INTEREST DEVELOPMENT AT 616 CENTER ST. AND 613 PLUMER ST.

DATE: MARCH 19, 2008

FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, AICP, PRINCIPAL PLANNER (714) 754-5278

PURPOSE

The purpose of this memo is two-fold:

- 1) This memo provides information on the recent project revisions.

Since the publication of the Planning Commission staff report, the project has been revised to comply with parking requirements (23 spaces required, 23 spaces proposed) and lower the building height to 35 feet. In addition, minor revisions to the proposed site plan/floor plan/elevation plans were made to enhance and accurately depict the building setbacks. The attached revised plans **supercede** those provided to the Commission in the staff report.

- 2) Staff recommends that the consideration of the subdivision map be **continued** to the Planning Commission meeting of April 14, 2008 to allow the applicant time to address the necessary changes to the tentative map, as a result of the recent revisions. For the meeting of March 24th, The Planning Commission resolution will be revised to remove all references to the tentative map and **focus only** on the Master Plan for the development project. If the project is approved, a second resolution for the map only will be prepared for the meeting of April 14th.

PROJECT REVISIONS

Revised Parking to Comply with City Standards

The parking is to be provided in a partially subterranean garage with standard parking stalls. A one-way drive aisle is proposed with ingress from Center Street and egress from Plumer Street. Condition No. 41 of the staff report is recommended to be revised as follows to reflect the revision:

"Applicant shall provide code-required parking in the parking garage. The final parking design, including all 23 standard parking stalls, ramp slope standards, and drive aisle shall be approved by the Transportation Division prior to submission of building plans for plancheck."

By creating a partially subterranean garage and making other adjustments to the floor-to-ceiling heights, the overall building height was reduced from the original proposal of 45 feet to 35 feet.

Summary of Deviations

Following is a summary of all of the deviations requested, *with the revisions shown as underlined/strikeout text.*

- **Master Plan PA-07-31** for "Coastal Heights," a 7-unit, 3-story multifamily attached, common interest residential development project:
 - (a) 25 percent density bonus, or two additional units, as allowed per the Urban Plan (5 units allowed, 7 units proposed).
 - (b) Deviation from residential development standards:
 - Minimum lot size (one acre required; 0.35 acre proposed)
 - ~~Parking requirements (23 spaces required, 20 spaces proposed)~~
 - Left side setback (5 foot setback required, 0 1 foot setback proposed)
 - Right side setback (5 foot setback required, 4 foot setback proposed)
 - Maximum size of residential loft area
 - (c) Deviation from residential design guidelines: 2nd/3rd story average left side setback (10 foot average required, 7-9 feet proposed)

Attached is the revised Planning Application summary table reflecting these changes.

PLANNING APPLICATION SUMMARY

Location: 616 Center St. / 613 Plumer St. APN: 424-212-20 424-212-27 Application: **PA-07-31 / T-17248**
 Request: Master Plan application to construct a three-story, 7-unit attached residential common interest development in the Mesa West Residential Ownership area; Deviations from development standards shown below by**.

SUBJECT PROPERTY:

Zone: R2-HD / Residential Ownership Overlay
 General Plan: High Density Residential
 Lot Dimensions: 57' x 270' (approx.)
 Lot Area: 15,201 sq.ft.
 Existing Development: Existing single-family house and 2-unit complex to be demolished

SURROUNDING PROPERTY:

North: Plumer St. / Multi-Family Residential
 South: Center St. / Multi-Family Residential
 East: 10-unit apartment complex
 West: Single family residence / 2-unit complex

DEVELOPMENT STANDARD COMPARISON

Development Standard	R2-HD Zone/Com. Interest Developmt	Overlay Zone	Proposed/Provided
Density:			
General Plan	About 15 units per acre Max. 5 Units 1 du: 3,000 sf	20 units per acre Max. 7 Units 1 du: 2,178 sf	20 units per acre Max. 7 Units 1 du: 2,172 sf ¹
Lot Size:			
Entire Development	Min. 12,000 sf	1 Acre/43,560 sf	0.35 acre/15,201 sf ²
Building Coverage:			
Building (including staircase)			55.8% (8,359 sf)
Paving – driveway/parking			4.2% (762 sf)
Total	Max. 60% of development lot (9,121 sf)	●	60%** (9,121 sf)
Open Space:			
Entire Development	Min. 40% (6,080 sf)	●	40% (6,080 sf)
Common Open Space	No minimum size required	●	Approx. 762 sf
Individual Unit – private patio	Min. 10 ft. X 10 ft.	●	Min. 10 ft. X 10 ft.
Rear yard coverage	Max. 25%	●	NA
Building Height	Max. 2 stories/27 ft.	Max. 3 stories/ 45 ft.	Max. 3 stories/ 39 35 ft.
Bulk/Massing: [design guideline]*			
Ratio of 2nd to 1st floor	Max. 80% of first floor	●	> 100% of first floor ³
Ratio of 3rd to 1 st floor	N/A	●	> 100% of first floor ⁴
Building Separation	Min. 10 ft.	●	NA
Setbacks (from ultimate property line) – Development Lot:			
Front	Min. 20 ft.	●	Min. 20 ft.
Side (left/right) – 1st – 3 rd stories	Min. 5 ft./5 ft.	●	1 st floor: 0 1 ft./4 ft. ⁵ 2 nd /3 rd floors: 1 ft./10-12 ft.
Side (left/right) – 2nd story*	Min. 10 ft. avg./10 ft. avg.*	●	7 ft./9 10 ft. ⁶
Side (left/right) – 3rd story	N/A	●	7 ft./9- 10 ft.
Rear	10 ft. for 1st story 20 ft. for 2nd story	●	NA
Parking:			
Covered	7	●	7
Open	12	●	43 16
Guest	4	●	(open/unassigned)
TOTAL	23	●	20* 23
Backup Distance for angled parking	21 ft.	●	21 ft.
Parkway Landscape	10 ft. combined width/ 3 ft. min. on one side/ 5 ft. min. on other	●	10 ft. combined width/ 3 ft. min. on one side/ 5 ft. min. on other
Driveway Width	16 ft.	NA	16 ft.
Maximum size of Residential Loft	No greater than 30% of room in which it is located	●	Greater than 50% of room in which it is located ⁸
NOTE: This table only depicts the development standards/design guidelines in the R2-HD zone and Overlay Zone which are applicable to this Mesa West Residential Urban Plan project. The Overlay Zone development standards supersede those in the base R2-HD zone.			
● = No requirement specified other than compliance with base zoning standards. * Residential Design Guideline			
¹ 25 percent density bonus requested (5 units allowed, 7 units proposed in overlay zone); ² Deviation from min. lot size requirement;			
^{3/4/6} Residential Design Guidelines; ⁵ Deviation from side setbacks. ⁷ Deviation from parking requirements. ⁸ Deviation from residential loft size requirements.			
CEQA Status	Categorical Exemption, Class 32, Infill Development		
Final Application	Planning Commission		

Distribution:

Deputy City Manager- Dev. Svs. Director
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Justin McMillen/Andre Ferreira
616 Center Street
Costa Mesa, CA 92627

Sam Ranca
613 Plumer Street
Costa Mesa, CA 92627



OWNER

IN-HABITATION DESIGN INC
616 CENTER STREET
COSTA MESA, CA. 92627

DESIGNER

JUSTIN D. MCWILLIEN
616 CENTER STREET
COSTA MESA, CA. 92627
(949) 403-3556

ASSOCIATE DESIGNER

ANDRÉ C. FERREIRA
616 CENTER STREET
COSTA MESA, CA. 92627
(714) 728-0458

THE PROPOSED 7 UNIT CONDO LOFT COMPLEX

INDEX TO DRAWINGS

SP-1 PROPERTY BOUNDARY MAP / SITE PLAN / PARKING BREAKDOWN / SECTION FOR UNDER GROUND PARKING

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A-3 FIRST FLOOR

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A-10 COURT YARD PERSPECTIVE 1

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A-13 CENTER STREET 1/3 UNITS 1,2,3 RENDERING

LEGAL DESCRIPTION

LOT 27 (APN. 424-212-27) & LOT 20 (APN. 424-212-20)
PORTION OF NEWPORT MESA TRACT, LOT 402, M.M. 5-1)
COSTA MESA, CA. 92627

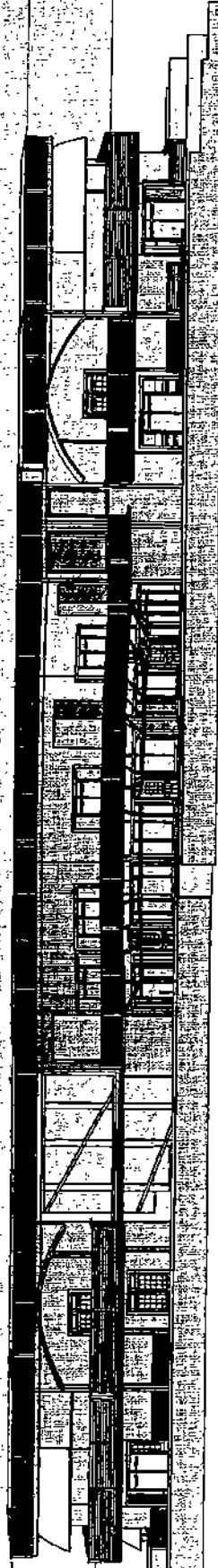
PROJECT GENERAL NOTES

THE PROPOSED COASTAL HEIGHTS IS A LOFT STYLE SEVEN UNIT COMMON INTEREST DEVELOPMENT. THE PLAN CONSISTS OF THREE 3 BEDROOM 2 1/2 BATH CENTRAL UNITS SHARING A COMMON COURTYARD AREA AND FOUR 2 BEDROOM 3 BATH. THE GROUND LEVEL OF THE BUILDING CONSISTS OF PARTIAL SUBTERRANEAN PARKING AND TRASH ENCLOSURE AREA. THE SECOND LEVEL OF THE BUILDING IS THE FIRST LIVING AREA. ALL UNITS HAVE A PRIVATE GREEN ROOF DECK THAT IS ACCESSIBLE FROM BOTH THE MASTER BEDROOM MEZZANINE AND A COMMON ENTRANCE ON THE THIRD LEVEL. THE EXTERIOR FINISH OF THE BUILDING IS TO BE SMOOTH STUCCO. THE WOODWORK ON THE EXTERIOR OF THE BUILDING INCLUDING DECKS, PLANTERS, AND PATIOS IS TO BE MADE OF REDWOOD. THE AREA AROUND THE COURTYARD CONSISTS OF A GREEN ROOF STYLE AMPHITHEATRE WITH LIVE ORBAS PLANTED FROM THE BUILDINGS GREEN ROOF DECK. TWO OF THE FOUR MATURE TREES LOCATED ON THE PROPERTY ARE TO BE LEFT STANDING. ACTIONS MUST BE TAKEN TO PRESERVE THE TREES HEALTH THROUGHOUT THE CONSTRUCTION PROCESS.

PROJECT PREP

CITY OF COSTA MESA

MAR 19 2008



C O A S T A L H E I G H T S

Updated March 19, 2008



PREPARED BY: J. L. HARRIS, INC.
CONSULTING ENGINEER
REGISTERED PROFESSIONAL ENGINEER
NO. 10467-EXP. 12/31/88
ADDRESS: 1000 N. W. 10TH AVE., SUITE 100
MIAMI, FL 33136
TELEPHONE: (305) 571-1111
FAX: (305) 571-1112

SITE PLANNING

THE PROPOSED
COASTAL HEIGHTS
7 UNIT CONDO-LOFT COMPLEX

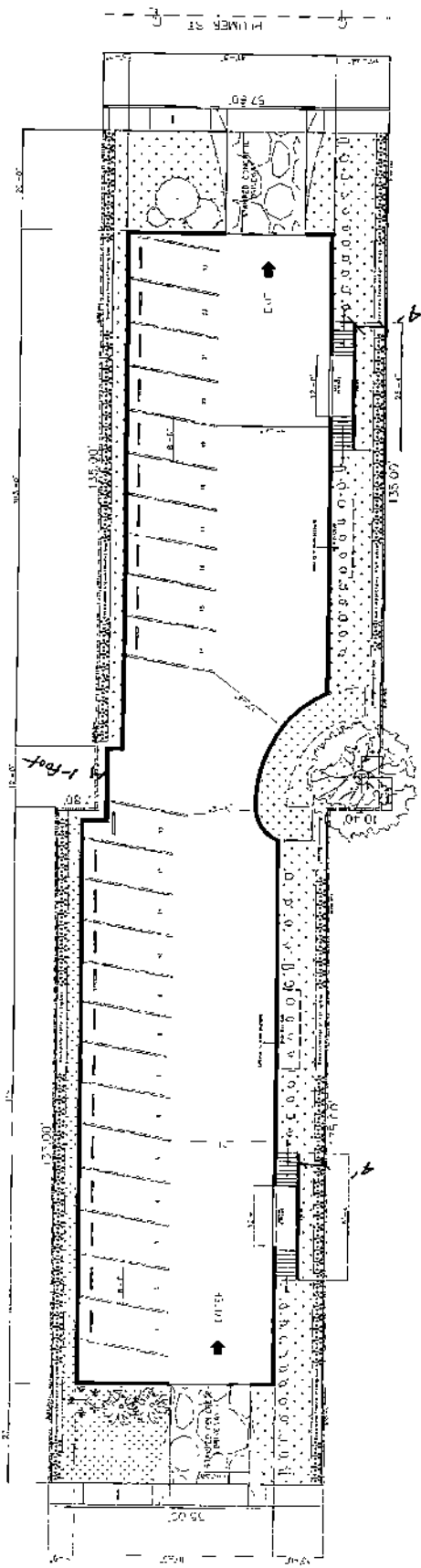
Sheet
SP-1

COASTAL HEIGHTS

7 UNIT LOFT - SITE PLAN

USE OF SPACE - 100%
TOTAL AREA - 100%
TOTAL AREA - 100%

2 bedroom units 4
3 bedroom units 3
7 units total



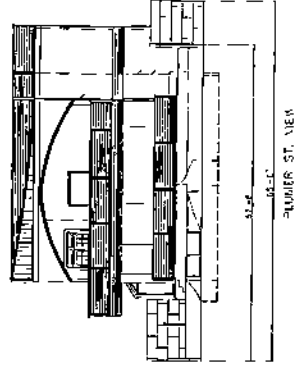
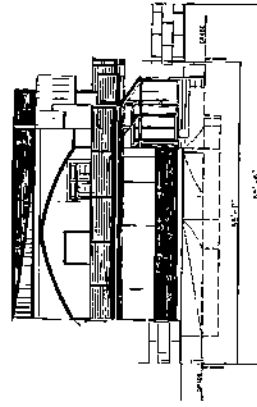
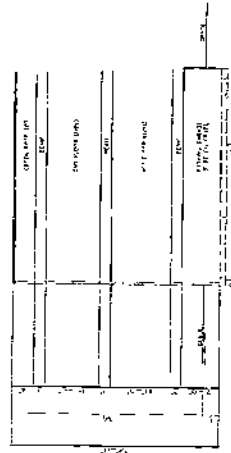
6
PLACE
STONE PAVING
BLOCK PAVEMENT
GRASS
CONCRETE
CURB

1. SCALE OF 1/4" = 1'-0"
2. SCALE OF 1/8" = 1'-0"
3. SCALE OF 1/16" = 1'-0"

1. SCALE OF 1/4" = 1'-0"
2. SCALE OF 1/8" = 1'-0"
3. SCALE OF 1/16" = 1'-0"

COASTAL HEIGHTS

7 UNIT LOFT - ELEVATION VIEWS



THE PROPOSED
COASTAL HEIGHTS
7 UNIT CONDO-LOFT COMPLEX

STREET VIEW
ELEVATIONS

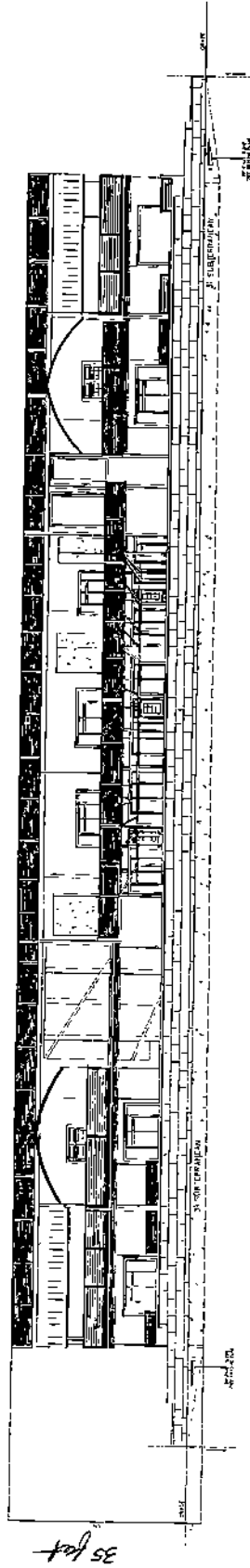
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A-1

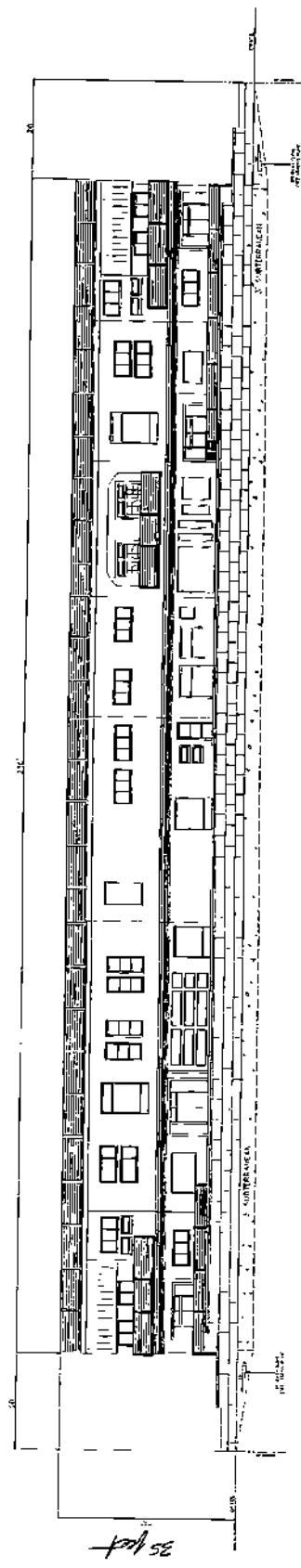


COASTAL HEIGHTS

7 UNIT LOFT - ELEVATION VIEWS



EAST VIEW



WEST VIEW

8



ARCHITECT
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.COASTALHEIGHTS.COM

SEE NEW
ELEVATION

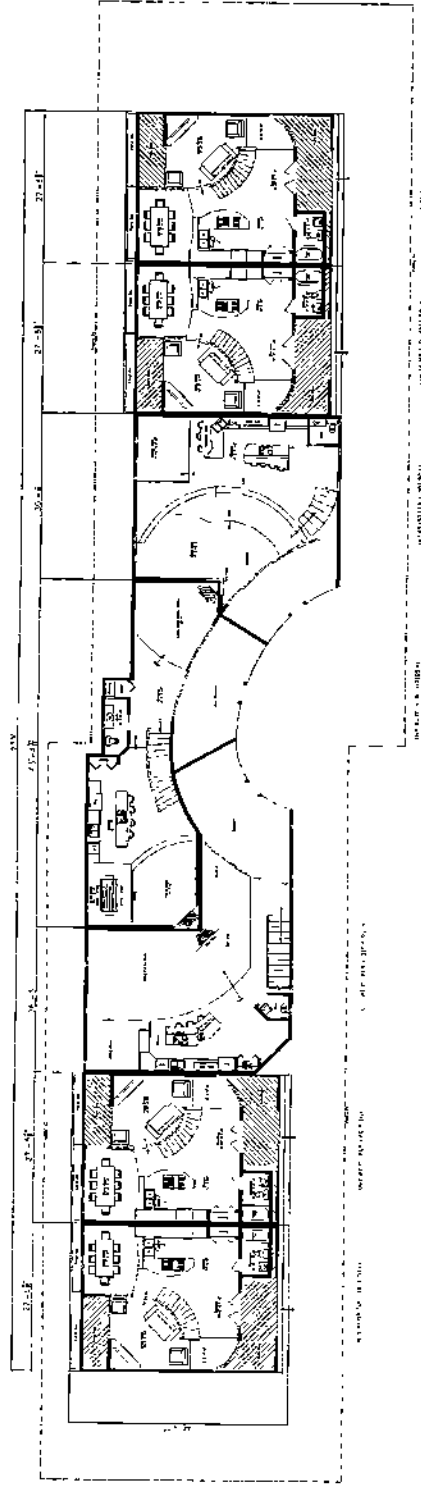
THE PROPOSED
COASTAL HEIGHTS
7 UNIT CONDO-LOFT COMPLEX

DATE: 10/1/11
BY: [Signature]

SHEET
A-2

COASTAL HEIGHTS

7 UNIT LOFT - 1ST FLOOR PLAN



THE PROPOSED
COASTAL HEIGHTS
7 UNIT CONDO-LOFT COMPLEX

ST. PLUMPER ST.

ST. CATHY ST.

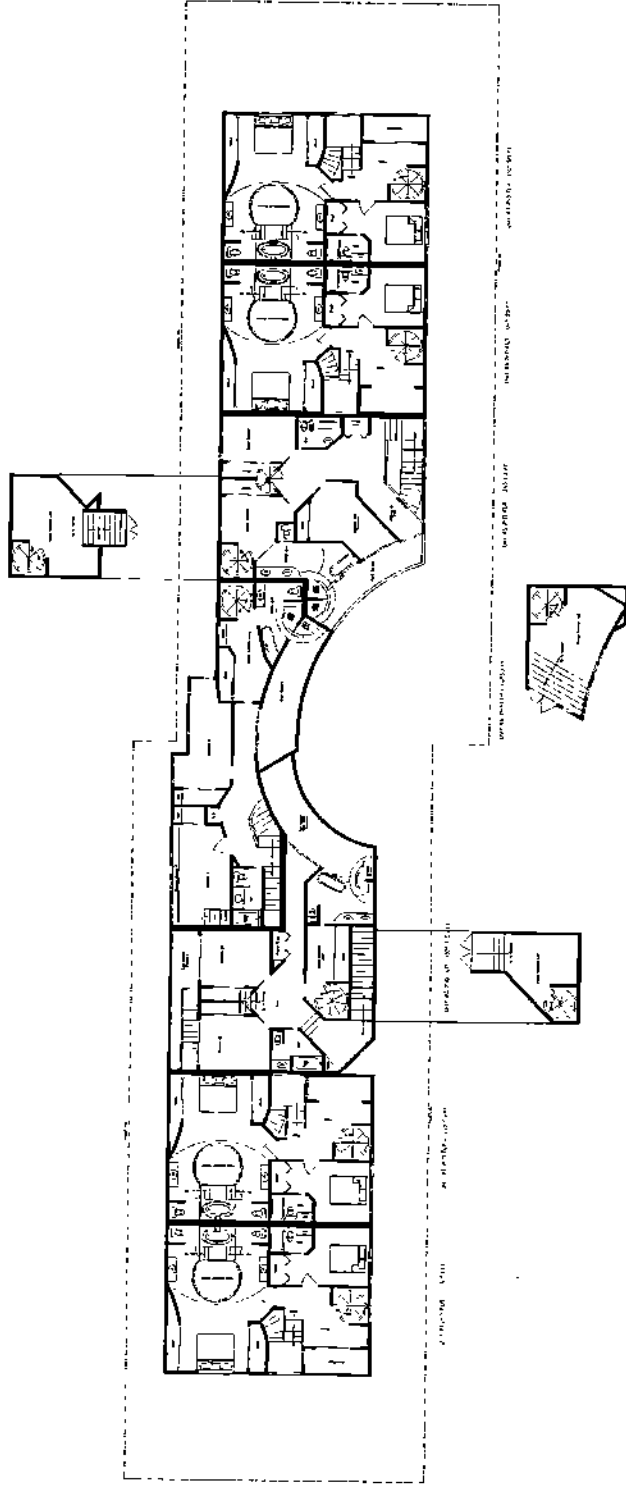


SHEET

A-3

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COASTAL HEIGHTS 7 UNIT LOFT - 2ND FLOOR PLAN



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A-4

SHEET

1200-100-1-1

THE PROPOSED
COASTAL HEIGHTS
7 UNIT CONDO-LOFT COMPLEX

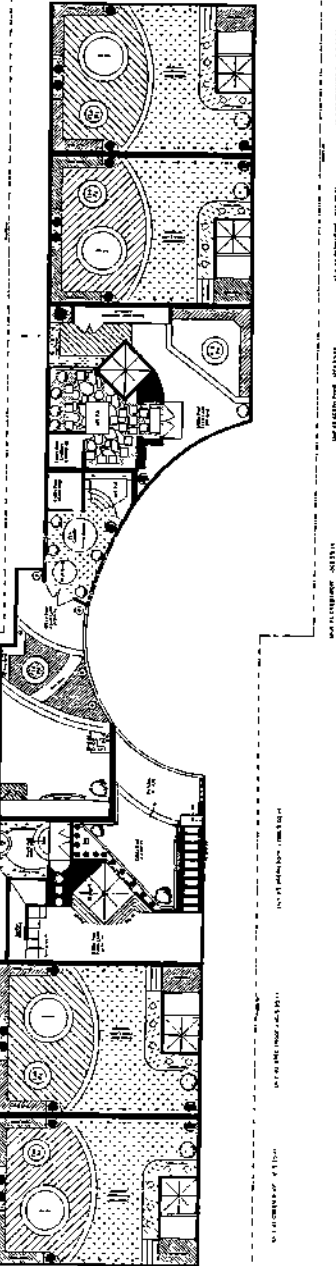
1/2" = 1'-0"

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
3. SEE NOTES FOR MATERIALS AND METHODS OF CONSTRUCTION.



COASTAL HEIGHTS 7 UNIT LOFT - GREEN ROOF TOP

CENTER ST



PLUMER ST



THE PROPOSED
COASTAL HEIGHTS
7 UNIT CONDO-LOFT COMPLEX

GREEN ROOF TERRACE

ROOF TERRACE

SHEET

A-5



INNOVATION DESIGN INC
3500 RIVER STREET
COSTA MESA, CA 92626
CHIEF DESIGNER
JASON B. SCHALBU
ARCHITECT/DESIGNER
PHONE 949.264.6548
WWW.IDDESIGNINC.COM

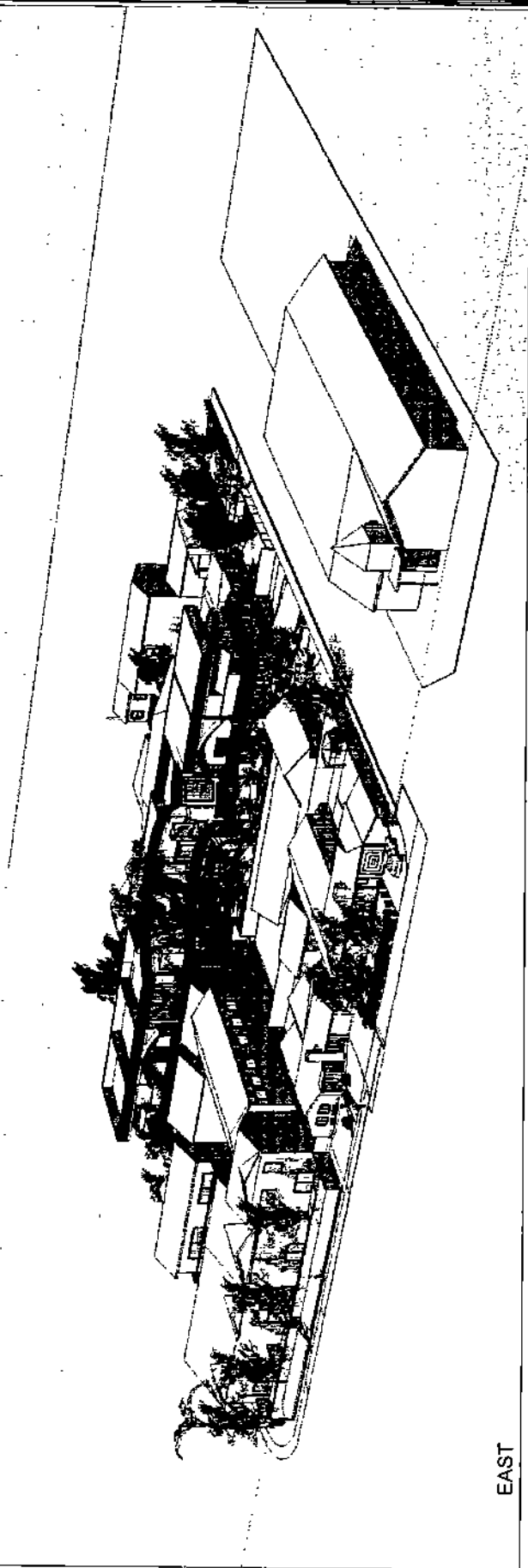
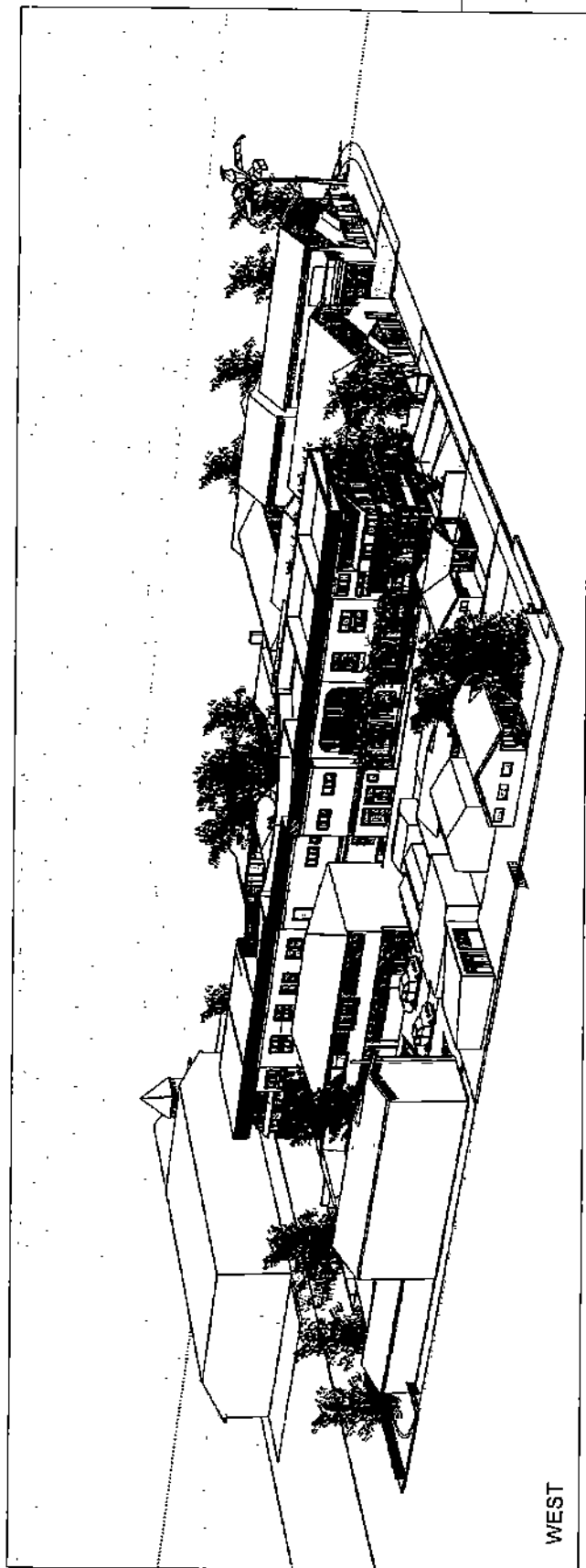
NEIGHBORHOOD VIEW
EAST AND WEST

THE PROPOSED
COASTAL HEIGHTS LOFTS

NEIGHBORHOOD VIEW
EAST AND WEST

SHEET

A-6



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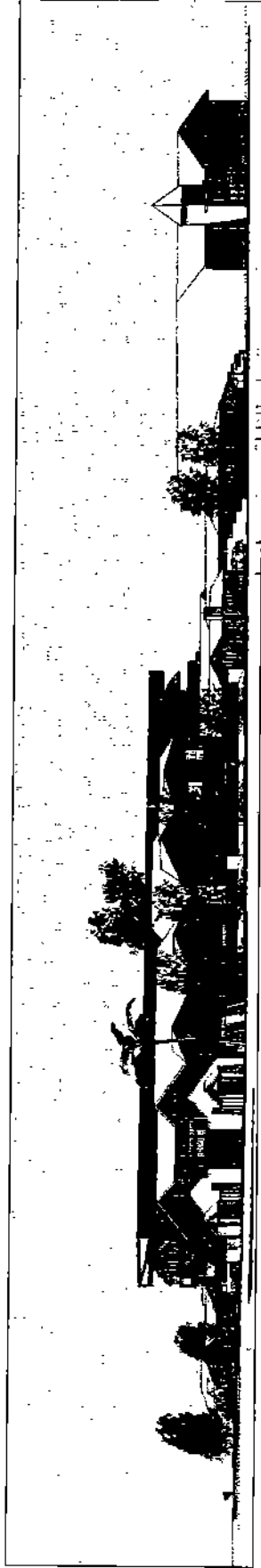
COASTAL HEIGHTS

NEIGHBORHOOD VIEW



VIEW 1

VIEW FROM ANAHEIM AVE



VIEW 2

VIEW FROM ANAHEIM/CENTER STREET CORNER



VIEW 3

VIEW FROM CENTER STREET ANAHEIM AVE. CORNER



INHABITATION DESIGN INC
11500 E. 15TH AVE.
DENVER, CO 80202
CANDY BERNIER
JENNIFER WOODLEY
PHONE: 303.733.3556
ARCHITECTURAL DESIGNER
PHONE: 303.733.3556
PHONE: 303.733.3556
WWW.INHABITATIONDESIGNINC.COM

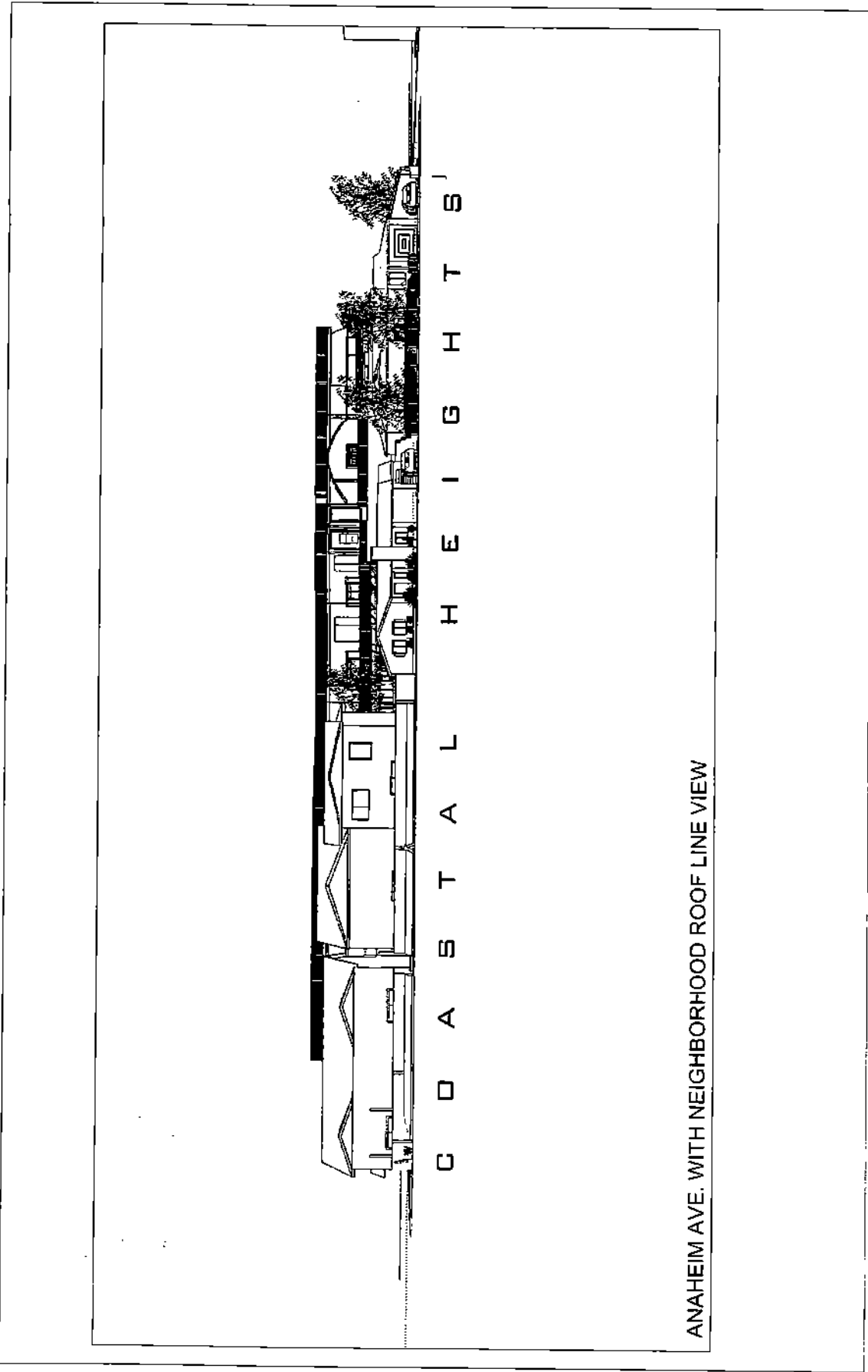
ANAHEIM AVE.
ROOF LINE VIEW

THE PROPOSED
COASTAL HEIGHTS LOFTS

ANAHEIM AVE.
ROOF LINE VIEW

SHEET

A-8



ANAHEIM AVE. WITH NEIGHBORHOOD ROOF LINE VIEW

C O A S T A L H E I G H T S



REHABILITATION DESIGN INC.
14 CENTER STREET
COSTA MESA, CA 92626
CHIEF DESIGNER
ARCHITECT
PHONE 949.440.1116
FAX 949.440.1116
PROJECT # 100-001116
ARCHITECT # 100-001116
PHONE 949.440.1116

PLUMER STREET 1/3 UNIT 5.6, 7 RENDERING

PLUMER STREET 1/3
UNIT 5.6, 7 RENDERING

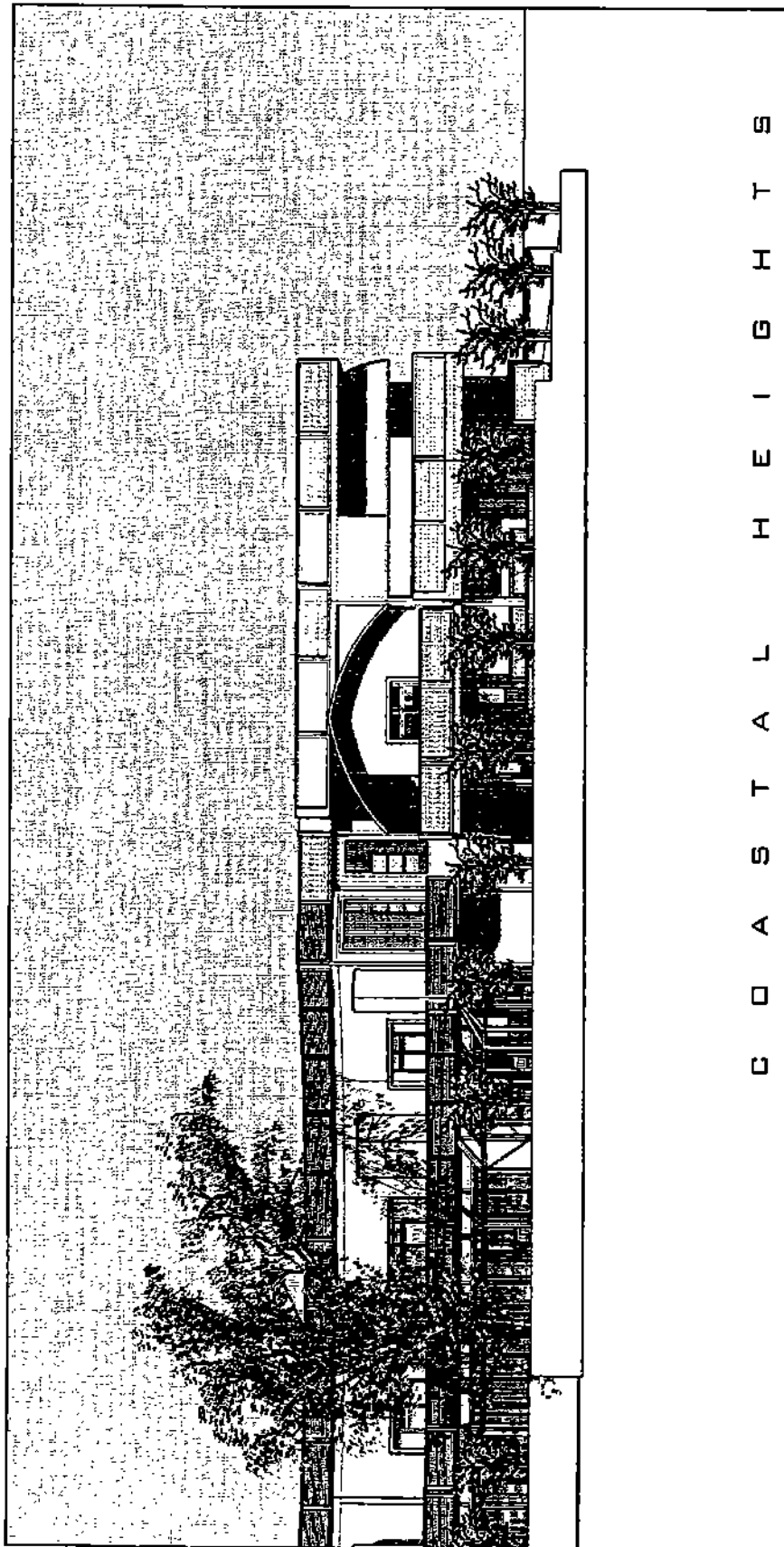
THE PROPOSED
COASTAL HEIGHTS LOFTS

PLUMER STREET
1/3 UNIT 5.6,
7 RENDERING

SHEET

A-9

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C O A S T A L H E I G H T S



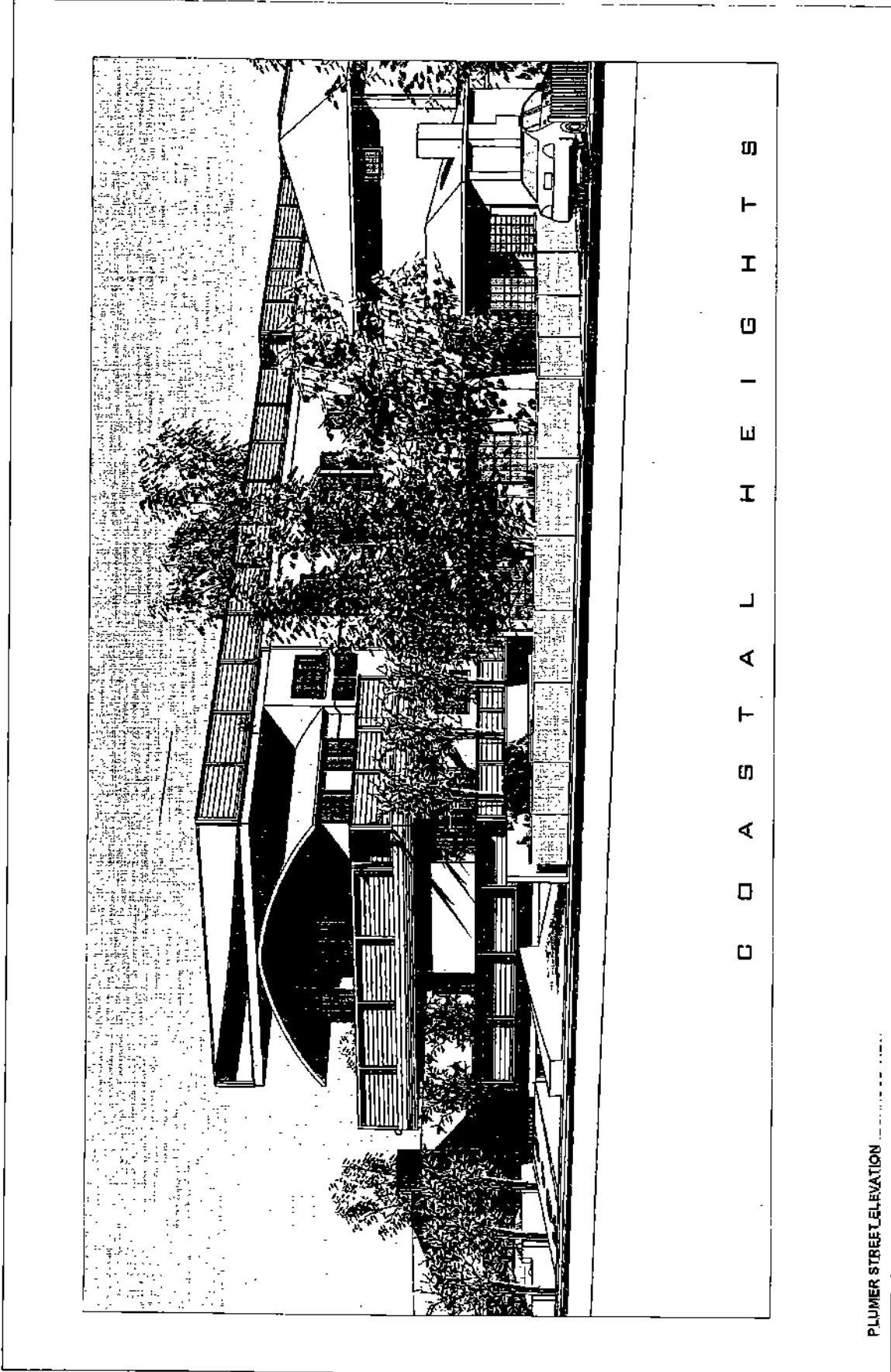
IN-HABITATION DESIGN INC.
3800 15TH STREET
COSTA MESA, CA 92626
CHUCK DEGEN
LARRY MOULLEN
ARNDT REEDER
PH: 949.440.1234
WWW.INHABITATIONDESIGN.COM

PLUMER STREET
RENDERED
ELEVATIONS

THE PROPOSED
COASTAL HEIGHTS LOFTS

PLUMER STREET
RENDERED
ELEVATIONS

SHEET
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PLUMER STREET ELEVATION



IN-HABITATION DESIGN INC
448 CENTER STREET
COSTA MESA, CA 92627
CHIEF ARCHITECT
PHONE (714) 440-3344
FAX (714) 440-3344
WWW.IN-HABITATIONDESIGN.COM

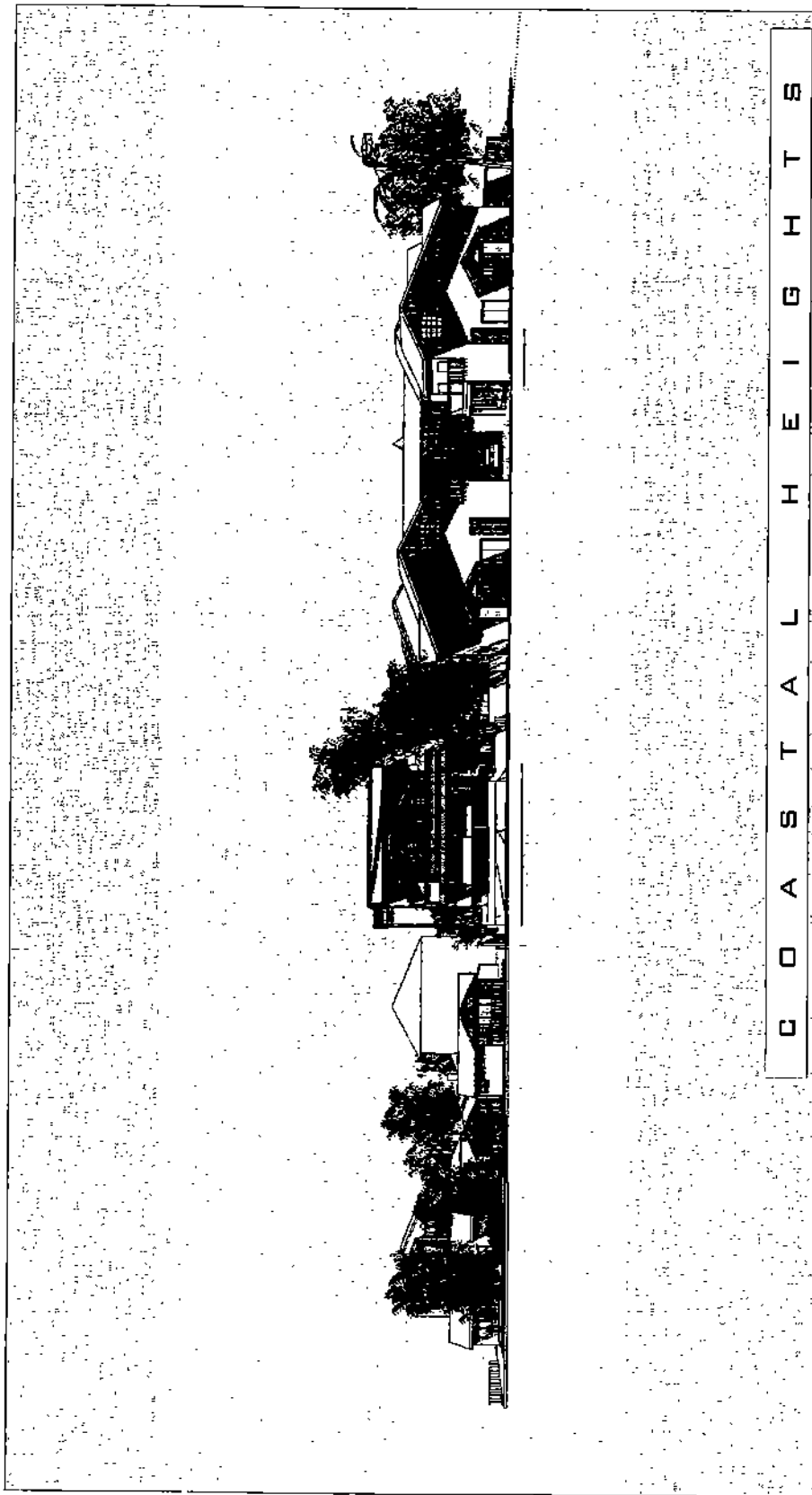
CENTER STREET
RENDERING WITH
NEIGHBORHOOD

THE PROPOSED
COASTAL HEIGHTS LOFTS

CENTER STREET
RENDERING WITH
NEIGHBORHOOD

SHEET

A-11



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INTEGRATION SYSTEMS, INC.
418 SOUTH STREET
COSTA MESA, CA 92627
CHIEF ARCHITECT
JUSTIN W. MOOREHEAD
ASSOCIATE ARCHITECT
PHONE 949-961-2666
FAX 949-961-2666
WWW.INTEGRATIONSYSTEMS.COM

COURTYARD 1

THE PROPOSED
COASTAL HEIGHTS LOFTS

COURTYARD

SHEET

A-12



C O A S T A L H E I G H T S



INSPIRATION DESIGN INC.
232 CENTER STREET
COSTA MESA, CA 92627
CHIEF DESIGNER
ANDREW J. HARRIS
PHONE # 949 433 3369
ARCHITECTURAL DESIGNER
MICHAEL A. VERA
PHONE # 949 433 3369
ILLUSTRATION DESIGNER
CHRISTOPHER J. COO

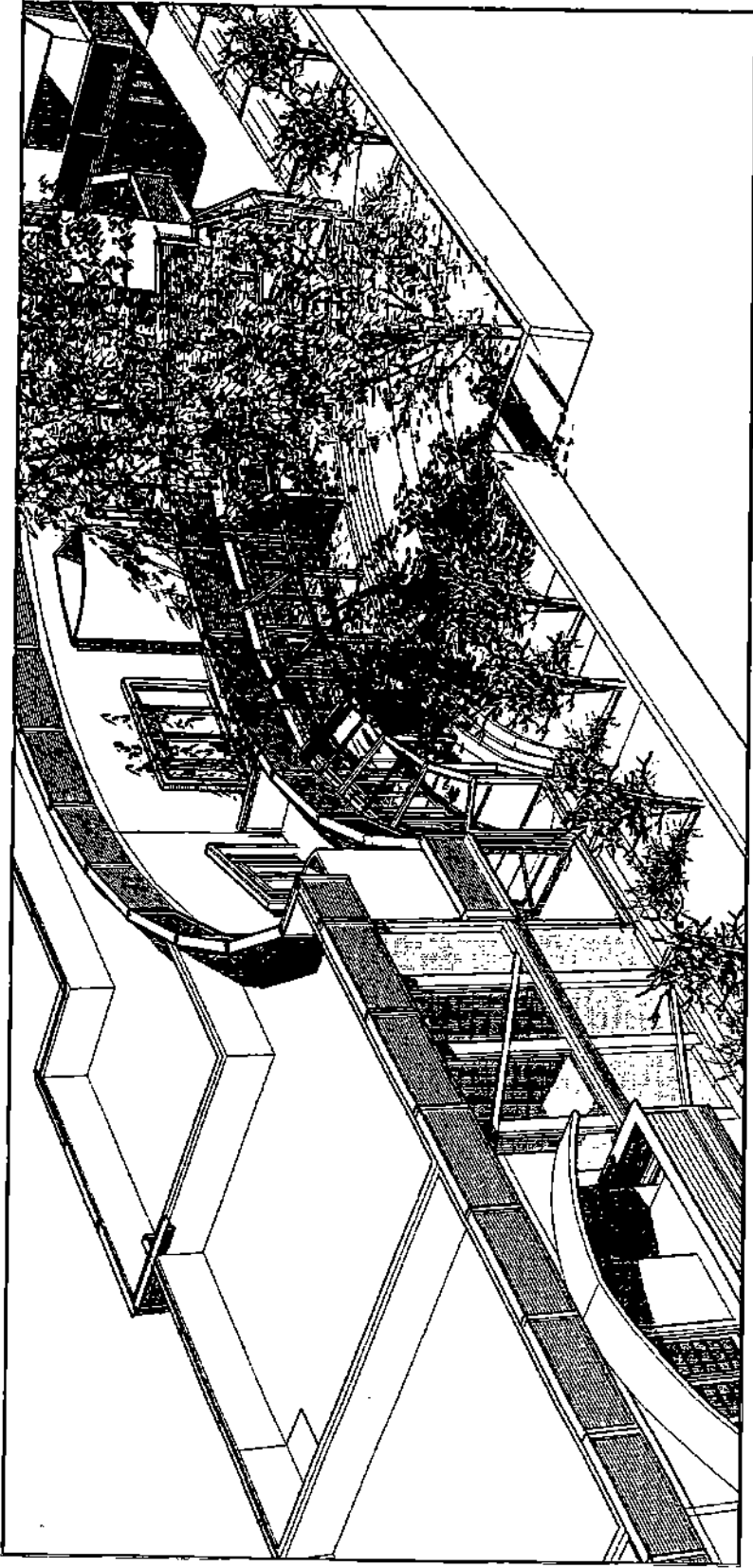
COURTYARD 2

THE PROPOSED
COASTAL HEIGHTS LOFTS

COURTYARD

SHEET

A-13



C O A S T A L H E I G H T S

COURTYARD PERSPECTIVE



HABITAT
DESIGN

44 HABITAT DESIGN INC.
814 CENTER STREET
COSTA MESA, CA 92626
CREDIT DESIGNER
ARCHITECTURE
ARCHITECTURE
ARCHITECTURE
ARCHITECTURE
ARCHITECTURE
PHONE 814 414 4141

CENTER STREET 1/3
UNIT 1, 2, 3 RENDERING

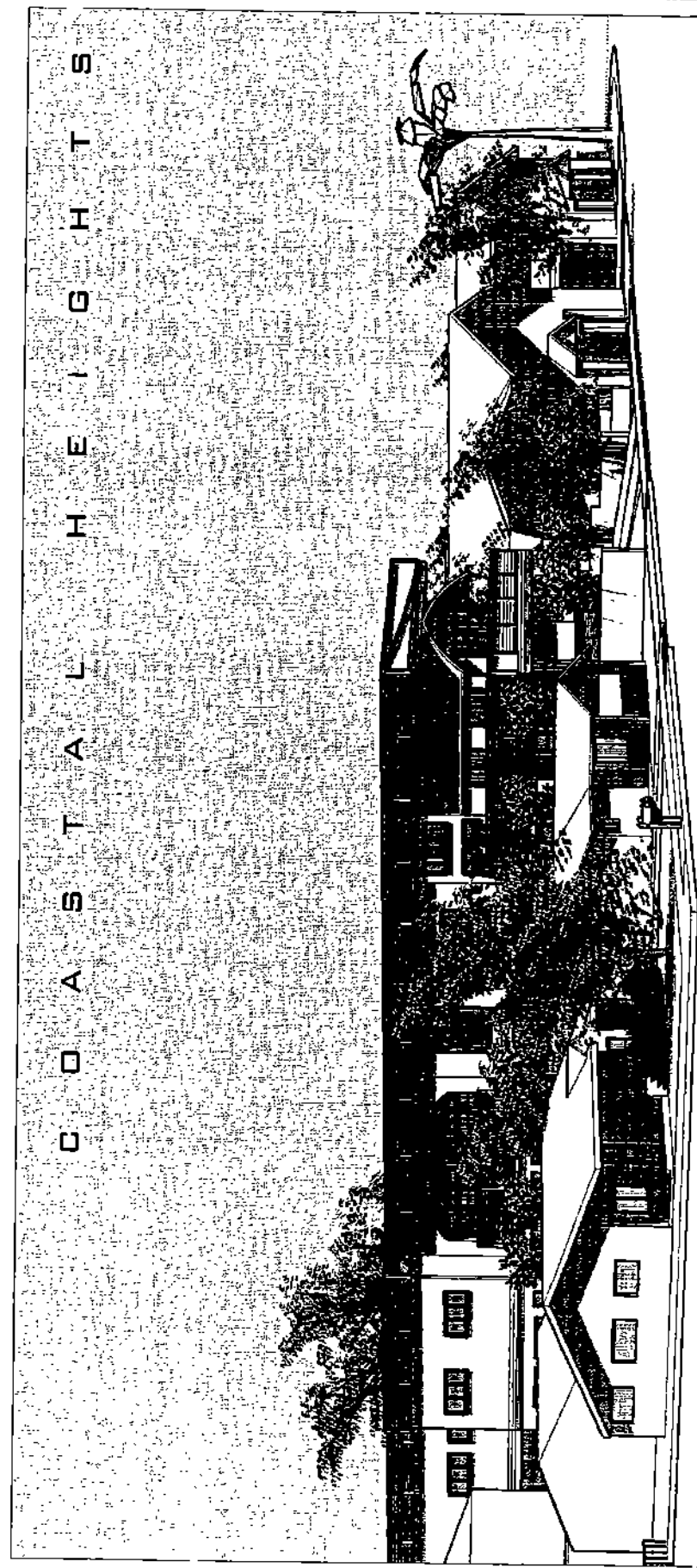
THE PROPOSED
COASTAL HEIGHTS LOFTS

CENTER STREET 1/3
UNIT 1, 2, 3 RENDERING

SHEET

A-14

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CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**